

AGENDA ITEM No 2

MINUTES of the Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the **Council Chamber, Drake Road, Tavistock** on **MONDAY 13TH July, 2026** at **6.30pm**.

PRESENT

Councillor B Smith

Councillor Mrs A Johnson

Councillor J Moody

Chairman

Mayor ex officio

Deputy Mayor ex officio

Councillors G Parker, A Venning.

IN ATTENDANCE

Town Clerk, Administrative & Democratic Support Officer.

Members of the Public.

Prior to the commencement of the meeting members of the public were afforded the opportunity to address the Committee in connection with Planning Applications listed for consideration. Representations of objection were received in connection with Planning Application No's. 0087/26/OPA (Violet Lane) and 0491/26/OPA (Green Hill).

63. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A Hutton and Ms S Wood

64. CONFIRMATION OF MINUTES

RESOLVED THAT the Minutes of the Meeting of the Development Management & Licensing Committee held on Tuesday 23rd June, 2026 be confirmed as a correct record and signed by the Chairman (Appendix 1).

65. DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

Councillor J Moody declared interests in respect of:

- a) Application No 1525/26 LBC by virtue of association with the organisation concerned;
- b) Application No's P/A No.0887/26/OPA and P/A No.0491/26/OPA by virtue of serving on the DM&L Committee of the Local Planning Authority. Accordingly he was in attendance to listen on these applications, but not to participate, speak or vote, pending the opportunity to consider all the relevant information and formulate a final view in due course.

66. LICENSING APPLICATIONS

Application considered for a new premise licence (Appendix 2) from Mr Thomas Peters, Lynn's American Diner, 2 Russell Street, Tavistock, PL19 8BD.

RESOLVED THAT the Committee support the application

67. DEVON COUNTY COUNCIL (BROOK LANE, TAVISTOCK) (PROHIBITION OF VEHICLES) ORDER

The Committee considered correspondence in connection with the above proposed Order (Appendix 3).

RESOLVED THAT the Council object on the grounds that the proposed restriction did not provide an exemption to enable continuing access for necessary agricultural use.

Noted That reference was also made to access for statutory undertakers.

68. PLANNING POLICY – CO-OPERATION & INTERPRETATION (TTV27 REFERS)

The Committee considered the Briefing Note of the Town Clerk (Appendix 4) regarding planning policy co-operation and the interpretation of Policy TTV27.

RECOMMENDED THAT Tavistock Town Council:

- a) Endorse and adopt the approach as set out in para 2.5 of the accompanying report;
- b) Initiate and endorse the approach set out in para 2.6 of the report, namely:
 - i. Establish arrangements to draft a preliminary question for consideration to be consulted on with the LPA;
 - ii. Designate a task and finish working group comprising the Chairman and Vice-Chairman of the Development Management and Licensing Committee and immediate past Vice Chairman, to engage with the Local Planning Authority regarding:
 - the question to be asked; and
 - other relevant matters such as the identity/experience of prospective Chambers,
- c) agree an indicative Budget in the sum of up to £5,000.

69. DARTMOOR NATIONAL PARK AUTHORITY (DNPA)

No items received.

70. TOWN PLANNING ISSUES

No items received.

71. PLANNING APPLICATIONS

a) Planning Decisions

Planning Decisions reached by West Devon Borough Council were attached at Appendix A (Appendix 2).

b) NEW Planning Applications

New Planning Applications to West Devon Borough Council.

RECOMMENDED THAT

- a) the views of the Town Council, as listed in Appendix B, be passed to the Local Planning Authority for consideration (Appendix 5);
- b) the Committee's recommendation in respect of Application No. 0887/26/OPA (Major Application refers), as listed below, be referred to Full Council for consideration:

RECOMMENDED THAT an objection be raised to the application for the following reasons:

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- 1 As set out in Chapter 2 of the report, the Town Council believes that policies TTV26 and TTV27 of the Joint Local Plan apply, with full weight, to this proposal. The Town Council believes that the proposal conflicts fundamentally with Policy TTV27, a policy designed to *enable* (not 'restrict' as the applicant argues) the provision of homes in locations where, otherwise, they would be restricted. Contrary to Section 38(6) of the 2004 Act, the applicants have not shown any material consideration to indicate why TTV27 should not be given full weight.
- 2 The proposal does not constitute sustainable development for the 3 reasons below and set out in detail in Chapter 3 of the report . It follows that neither the presumption in favour of sustainable development nor the 'tilted balance' applies and, since the applicant has shown no material considerations why the conflict with JLP policies DEV10 and TTV27 should be set aside, the application should be refused:
 - The site is in an unsustainable location which encourages the use of the private car. There is no safe and easy pedestrian or cycle access between the site and the services of Tavistock Town Centre, schools and other community facilities and services and the application contains no measures to mitigate this. The proposal also makes it difficult for bus services to operate. It is, therefore in conflict with policy DEV10 of the JLP and with the policies and principles of the NPPF, especially para 110.
 - The proposal does not incorporate the housing mix set out in policy TTV27 of the JLP. The applicants have not demonstrated why, in the context of an affordable housing crisis recognised and evidenced at National, County, Borough and Town levels, 70% Open Market Housing is preferable to the maximum of 40% Open Market Housing required by the JLP policy TTV27. It does not, therefore, meet the requirements of both policy TTV27 of the JLP and the NPPF to meet identified local housing needs – a prerequisite for any sustainable housing proposal.
 - All matters other than means of access are reserved, and no mechanism exists to bind a permission to the principles and 'promises' made in the illustrative drawings and the Design and Access Statement. Therefore, the local planning authority cannot

be confident that the proposal will deliver sustainably designed development

- 3 For the reasons set out in Section 4 of the report, cumulatively with other committed developments at Callington Road and Plymouth Road and other potential developments coming forward, the development is likely to have adverse impacts on the transport network, especially in the following locations:
- a) Godolphin (Abbey Bridge) junction
 - b) Bedford Square junction
 - c) Drakes Statue junction
 - d) Pixon Lane/ A386 junction
 - e) Morrisons Junction
 - f) Tiddy Brook junction
 - g) Anderton Lane/A386 junction
 - h) Pixon Lane/Whitchurch Road junction
 - i) Anderton Lane/Whitchurch Road junction
 - j) Whitchurch Road which, practically, operates as a single lane road with passing places.

The applicant has not carried out any assessment at all of b-j above, despite demonstrating that significant amounts of the development's traffic will pass along these routes and through these junctions. It should be noted that the Town Council believes that the applicants have severely underestimated the amount of traffic generated by the development (115 vehicles per hour rather than the applicants' 75 vph). Consequently, the application contains no proposals to mitigate the impact on these junctions, including potentially 'severe' impacts on junction a) above and on the Mount Tavy Road/Stannary Road junction. It is, therefore, contrary to paragraph 116 of the 2024 NPPF, Policy TR6 of the draft NPPF (December 2025) and policy DEV29 of the JLP.

The Town Council requests the County Council to require the applicant to reassess their trip generation rates and to prepare full assessments of the impact of their development (along with other committed and potential developments) on the junctions set out above.

- 4 The applicants seriously underestimate the impact of the development on the highway network in a number of ways.
- The Transport Assessment grossly overestimates the potential for pedestrian movements during the peak hours – these should be reassigned to other modes
 - The bus service is less than adequate and the proposal to reroute the service through roads 5.5 metres in width (rather than 6 metres) is unacceptable
 - The Transport Assessment erroneously assigns considerable movements to Vigo Bridge Road. These should be reassigned to the A386(S)

- The traffic surveys were carried out in an atypical month - November
- The TEMPro Model does not take account of the level of growth required by the NPPF
- The TRICS vehicle trip rates used are seriously underestimated and should be closer to 0.8 rather than 0.5.

Thus, the Town Council believes that the Transport Assessment's conclusions cannot be relied on and are unsafe, grossly understating the impact of the development on the town's fragile highway system.

- 5 If the applicants were to correct the error relating to Vigo Bridge Road, reassign the pedestrian movements to car movements and select more appropriate trip rates, then the impacts on junction A and the Mount Tavy Road/Stannary Bridge Road junctions would treble, leading to gridlock. This would bring the development's impact into the 'severe' category. This alone merits refusal in terms of paragraph 116 of the NPPF.
- 6 The applicants have not assessed the potential for harmful impact of this development (cumulatively with other committed and potential developments) on:
 - The vitality and viability of the Town Centre
 - The fabric of the World Heritage Site (including recent public enhancements). This is an asset of "the highest significance ... internationally recognised to be of Outstanding Universal Value" (paragraph 202 of the NPPF)

Specifically, the applicants have not explored the potential for harm caused to the World Heritage site at the B3357 Mount Tavy Road/A386 Stannary Bridge Road T-junction and the Godolphin roundabout junctions both of which already exceed their theoretical capacity. Furthermore, the applicant has put forward no proposals to mitigate that harm, contrary to paragraphs 212 et seq of the NPPF.

A7 The Town Council objects to the application on the grounds that it has not been demonstrated that suitable provision has been made for:

- i. Sewage disposal and treatment
- ii. Primary and SEND education
- iii. Primary Health Care - general practices, community pharmacies, dentists.
- iv. Local bus services
- v. Public open space and recreation

- 1 To advise Full Council at its meeting of July 28th, 2026, that Devon County Council, in consultation with West Devon Borough Council, has agreed to prepare an Appraisal and Access Strategy for Tavistock. This is intended to inform the new Local Plan being prepared by WDBC and to assist in assessing the individual and cumulative impact of major development proposals.
- 2 To request the Town Clerk to welcome the development of this strategy and to request Devon County Council to involve Tavistock Town Council in the development of the strategy, to enable appropriate policies and guidance to be included in the Neighbourhood Plan review, ahead of the adoption of a new Local Plan for West Devon.
- C To advise Full Council at its meeting of July 28th, 2026, to request WDBC, if that Council is inclined to approve the application, to impose the following condition:

“Submissions for approval of any reserved matter must be made not later than the expiration of 18 months beginning with the date of grant of outline planning permission.

The development to which this permission relates must be begun not later than whichever is the later of the following dates:

- (i) the expiration of two and a half years from the date of the grant of outline planning permission; or if later
- (ii) the expiration of one year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure that the development will contribute to reducing the shortfall in West Devon’s 5-year housing land supply”

Noted That

- i) Regarding Planning Application No. 0887/26/OPA – correspondence containing the observations of identified Members had been circulated with the Agenda (Appendix 6)
- ii) In connection with Planning Application No. 0491/26/OPA relating to Land at Green Hill, Tavistock, no view was expressed. The Committee instead requesting Council endorse a request for an 8 week extension to the designated consultee response date (ie extension to 15th September).
- iii) Councillor J Moody declared an interest in application numbers P/A No.0887/26/OPA, P/A No.0491/26/OPA and 1525/26 LBC and requested it be recorded he took no part in the discussion or voting thereon.

72. NEXT MEETING

The next Meeting of the Development Management & Licensing Committee would be held on Tuesday 4th of August 2026 at 6.30pm in the Council Chamber, Drake Road

The Meeting closed at 8.00 pm.

Signed:

Dated:
CHAIRMAN

TAVISTOCK TOWN COUNCIL
 DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE – LIST OF PLANNING
 DECISIONS (Appendix A) FOR MEETING 13.07.2026

Applicant's Name, Site Location, P/App No.	Development Type	Town Council's Comments	Decision by Local Planning Authority	Date of Decision
Michelle Woodley Copper Beeches Chollacott Lane Tavistock PL19 9DD P/A No. 1162/26/TPO	TPO S95; T1: Copper Beech – crown reduction on E aspect of 1.5m, crown raise on E aspect to 5m from ground level, to retain natural shape and create clearance.	Neutral - refer to tree specialist	Refused	22 nd June 2026

TAVISTOCK TOWN COUNCIL
DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE - NEW PLANNING
APPLICATIONS (Appendix B) FOR MEETING 13.07.2026

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Tavistock LVA LLP, Land At Sx 491 745 Violet Lane Tavistock P/A No. 0887/26/OPA	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0887/26/OPA	Outline planning application with all matters reserved except access for residential development to provide up to 143 dwellings (including affordable housing), provision of public open space (including dedicated ecological areas), access from Mount Tavy Road, Violet Lane & Green Lane, and associated drainage, landscaping and ancillary works	Recommendation to be brought to Full Council on the 28th July (see above)
Mr C Judd, Children's Hospice South West 11 West Street Tavistock PL19 8AD P/A No. 0948/26/LBC	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0948/26/LBC	Repairs, alterations & reinstatement of the existing shopfront & associated projecting structure including new signage	Support Refer to conservation officer
Mr R Milligan 8 Hurdwick Road Tavistock PL19 8LW P/A No 1268/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1268/26/HHO	Single storey, wrap-around, side and rear extension.	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
Mr S Ford Chaldron House Down Road Tavistock PL19 9AE P/A No. 1653/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1653/26/TPO	TPO S250; T7: Oak – lateral reduction on N & W aspects of 1m to improve light and give clearance. T6: Copper Beech – lateral reduction on garage side of 1m to give 2m clearance. G3: Ash – remove x1, Dieback, replant with x1 Ginko Biloba.	Refer to tree specialist
Mr M Rav Priory Cottage Marshall Close Whitchurch PL19 9RB P/A No 1533/26/TPO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1533/26/TPO	TPO S41: G1: x7 Leylandii – fell, limited amenity value, to reinstate tennis court. T1: Leylandii – crown height reduction to 3m from ground level, to reduce branch failure and create clearance, replace with Beech and Hawthorn hedging. H1: Laurel – reduce back by 2m on road side, encroaching onto pavement.	Refer to tree specialist
Mr & Mrs Hurrell 68 Grenville Drive Tavistock PL19 8DP P/A No. 1670/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1670/26/HHO	Extension to dwelling and associated works	Support
Mrs K Thompson 34 Parkwood Road Tavistock PL19 0HH	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1494/26/LBC	Take down the existing chimney, to roof level, install a lead drip tray & rebuild the chimney	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
P/A No. 1494/26/LBC		using bricks which will match existing bricks on neighbouring chimneys. New lead flashing will also be installed	
Ms N Mackenzie St Rumons Church Of England Infant School Dolvin Road Tavistock PL19 9EA P/A No. 1329/26/LBC	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1329/26/LBC	To repair and/or replace some windows and doors. Remove modern dormers from front elevation and replace with natural slate.	Support
Ford Street and Maynard Almshouse Charity Land at 21-26 Ford Street Ford Street Tavistock P/A No. 1525/26/LBC	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1525/26/LBC	Internal and external alterations associated with refurbishment and retrofit of existing almshouses.	In view of timescales permitting, to carry this application forward to the next Committee meeting to enable it and another related application to be considered together.
Mr&Mrs D&P Hoar 15 Hurdwick Road Tavistock PL19 8LW	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1403/26/HHO	Single storey side extension	Support

Applicant's Name & Location	P/App Link	Proposal	Deadline to respond
P/A No. 1403/26/HHO			
Mr, Mr & Mrs Aubery, Doidge & Doidge Turner, Tavistock Green Ltd Land at SX 487 744 Green Hill Tavistock P/A No. 0491/26/OPA	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/0491/26/OPA	Outline Planning Application for residential development of up to 65 dwellings. All matters to be reserved with the exception of access	Recommend that Tavistock Town Council request an extension from the LPA until 15th September to enable more detailed consideration [Addendum: this request is not implementable as the LPA has subsequently indicated it could not be granted. Accordingly the application falls for response by Council at its July meeting in the normal way]
Mr & Mrs Bridgewater 6 Tiddy Brook Road Whitchurch PL19 9BZ P/A No. 1507/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1507/26/HHO	Proposed upper storey front extension & single storey rear extension, including solar panels	Support
Mrs Draper 1 Birchwood Close Tavistock PL19 8DR P/A No. 1793/26/HHO	Planning Application: https://westdevon.planning-register.co.uk/Planning/Display/1793/26/HHO	Replacement porch extension and alterations to existing vehicular hardstanding	Object to the drive as it is a non-permeable material. Support the new porch